

**RESIDENTIAL PROPERTY RECORD CARD****CITY OF SPRINGFIELD****Situs: 1493 SOUTH BRANCH  
PW****Map ID: 110100216**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

**Current Owner**

LINDSAY LEONARD A II

1493 SOUTH BRANCH  
PARKWAYSPRINGFIELD  
MA 01129**General Information**

Living Units 1

Neighborhood 1351

Alternate Id

Vol/Pg

District COS

Zoning R6

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	10,800			55,320
Total Acres: 0.2479				

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
-------------	--------	-------	---------	------------

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	55,300	55,300	55,300	0	55,300
Building	72,000	75,000	73,600	0	75,000
Total	127,300	130,300	128,900	0	130,300

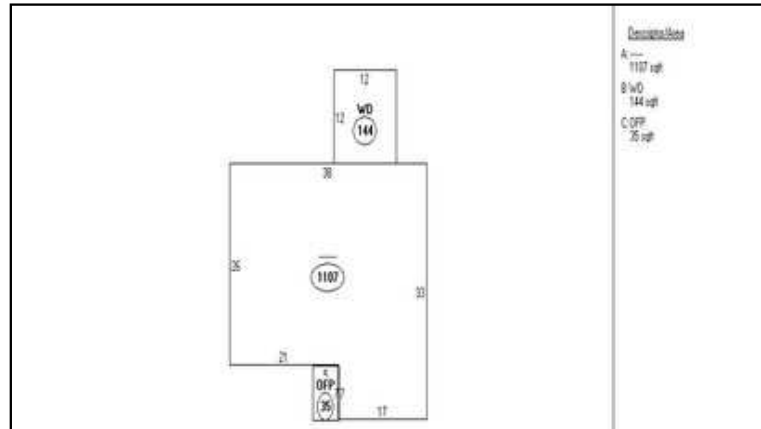
Value Flag MARKET APPROACH

**Sales / Ownership History**

<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Deed Reference</b>	<b>Grantee</b>	<b>Grantor</b>
2014-05-08	135,000	LAND + BLDG	20273/161	LINDSAY LEONARD A II	TERRELL CURTIS F
2006-05-08	0	LAND + BLDG	15879/0344	TERRELL CURTIS F	CASTONGUAY CYNTHIA A
1987-05-19	88,500	LAND + BLDG	06491/0272	TERRELL FRANK R & ROSE	ANDERSON FRED W & LORRAINE G

**Situs: 1493 SOUTH BRANCH PW    Map ID: 110100216    Class: Single Family Residence    Card: 2 of 1    Tax year 2016**

Dwelling Information			
Style	RANCH	Year Built	1964
Story height	1.00	Eff Year Built	0
Attic	NONE	Ground Floor Area	1,107
Exterior Walls	ALUM/VINYL	Amenities	
Masonary Trim		Total Living Area	1,107
Color	NATURAL		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	BASIC	Stacks	0
Fuel Type	ELECTRIC	Openings	0
System Type	ELECTRIC	Pre-Fab	0
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	0	Half Baths	0
Kitchens		Extra Fixtures	0
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	AVERAGE	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	T/LA	Style	Yr Built	Grade
118700008	2013-08-20	135,000	1,008	3	1965	C
094020018	2014-08-08	165,000	1,096	3	1955	C
103150023	2014-01-09	150,000	1,067	3	1954	C
103150013	2013-05-17	148,500	1,100	3	1953	C
110100216	2014-05-08	135,000	1,107	3	1964	C